

144.0

0007

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
731,500 / 731,500
731,500 / 731,500
731,500 / 731,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		NEWPORT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BANTA MELISSA W	
Owner 2:	
Owner 3:	

Street 1: 151 NEWPORT ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: TYSON PETER H/ETAL -
Owner 2: BANTA MELISSA W -
Street 1: 151 NEWPORT ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Clapboard Exterior and 1548 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
12/16/2017 MEAS&NOTICE HS Hanne S
12/3/2008 Meas/Inspect 355 PATRIOT
5/19/2000 Inspected 276 PATRIOT
11/30/1999 Mailer Sent
11/23/1999 Measured 256 PATRIOT
10/1/1991 PM Peter M

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	4611	Sq. Ft.	Site	0	80.	1.21	9											446,666				446,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4611.000	284,800		446,700	731,500	
Total Card	0.106	284,800		446,700	731,500	Entered Lot Size
Total Parcel	0.106	284,800		446,700	731,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	472.55	/Parcel: 472.55	Land Unit Type:

User Acct
94454
GIS Ref
GIS Ref
Insp Date
12/16/17



USER DEFINED

Prior Id # 1: 94454
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 6 - Colonial				Full Bath: 1	Rating: Average			PDAS.																		
Sty Ht: 2 - 2 Story				A Bath:	Rating:																					
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																					
Foundation: 1 - Concrete				A 3QBth:	Rating:																					
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																					
Prime Wall: 2 - Clapboard				A HBth:	Rating:																					
Sec Wall:		%		OthrFix:	Rating:																					
Roof Struct: 1 - Gable				OTHER FEATURES																						
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1																		
Color: TAN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
View / Desir:				Fpl: 1	Rating: Average																					
GENERAL INFORMATION				WSFlue:	Rating:																					
Grade: C - Average				CONDOS INFORMATION																						
Year Blt: 1927	Eff Yr Blt:			Location:																						
Alt LUC:	Alt %:			Total Units:																						
Jurisdict:	Fact:	.		Floor:																						
Const Mod:				% Own:																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26.%	%	Functional:				No Unit	RMS	BRS	FL															
Prim Int Wal 2 - Plaster	Economic:		%	Additions:				1	8	4																
Sec Int Wall:	Special:		%	Kitchen:																						
Partition: T - Typical	Override:		%	Baths:																						
Prim Floors: 3 - Hardwood	Total:	26.4	%	Plumbing:				Totals																		
Sec Floors:			%	Electric:				1	8	4																
Bsmnt Flr: 12 - Concrete				Heating:																						
Subfloor:				General:																						
Bsmnt Gar:				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL										
Electric: 3 - Typical				Basic \$ / SQ: 130.00				Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
Insulation: 2 - Typical				Size Adj.: 1.32829452												BMT	Basement	823	51.280	42,204						
Int vs Ext: S				Const Adj.: 0.98990101												FFL	First Floor	823	170.930	140,679						
Heat Fuel: 2 - Gas				Adj \$ / SQ: 170.934												SFL	Second Floor	725	170.930	123,927						
Heat Type: 5 - Steam				Other Features: 75000												OPP	Open Porch	77	37.550	2,891						
# Heat Sys: 1				Grade Factor: 1.00												EFP	Enclos Porch	32	71.870	2,300						
% Heated: 100	% AC:			NBHD Inf: 1.00000000												Net Sketched Area: 2,480 Total: 312,001										
Solar HW: NO	Central Vac: NO			NBHD Mod:												Size Ad	Gross Area	2480	FinArea	1548						
% Com Wal	% Sprinkled			LUC Factor: 1.00																						
				Adj Total: 387001																						
				Depreciation: 102168																						
				Depreciated Total: 284833																						
MOBILE HOME				Make:		Model:		Serial #:			Year:		Color:				IMAGE				AssessPro Patriot Properties, Inc					
SPEC FEATURES/YARD ITEMS																PARCEL ID 144.0-0007-0004.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
2	Frame Shed	D	Y	1	6X6	A	AV	1990	0.00	T	23.2	101														
More: N				Total Yard Items:				Total Special Features:				Total:														